



Long Lane,
Attenborough, Nottingham
NG9 6DB

£197,500 Freehold



A lovely two-bedroom, semi-detached property, in the same family ownership for nearly 80 years, with the benefit of no upward chain.

Situated in the heart of Attenborough, you are within walking distance to Attenborough Nature Reserve, and a wealth of other local amenities including a church, village hall, tennis club, cricket club, infant, junior and senior schools, shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance hall, living room and open plan kitchen diner to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property to the front is a lawned garden with a paved shared driveway leading to a detached garage. To the rear of the property there is a primarily lawned garden with a paved seating area, a separate BBQ area, and external access to garden toilet and boiler room/tool store.

With the advantage of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



Entrance Hall

Door through to the entrance hall with laminate flooring and radiator.

Living Room

UPVC double glazed window to the front aspect, laminate flooring, electric fireplace, and radiator.

Kitchen Diner

Fitted with a range of wall, base and drawer units, including dresser unit with electric plinth heater, work surfaces, tiled splashback, sink and drainer unit with mixer tap, integrated electric oven with inset electric hob above and extractor fan over, appliances to include fridge freezer and washing machine, laminate flooring, access to a walk-in pantry, and two UPVC double glazed windows, and door to the rear garden.

First Floor Landing

A carpeted landing space with UPVC double glazed window to the side aspect.

Bedroom One

A carpeted double bedroom, with radiator, range of fitted wardrobes and further walk-in wardrobe/store, and UPVC double glazed window to the front aspect.

Bedroom Two

A carpeted double bedroom with radiator and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and glass shower screen, heated towel rail, extractor fan and UPVC double glazed window to the rear aspect.

Outside

The front is a lawned garden with a paved shared driveway leading to a detached garage at the rear of the property. The rear garden is primarily lawned with a paved seating area, separate BBQ area. The property also has a useful outdoor toilet and boiler room/tool store.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

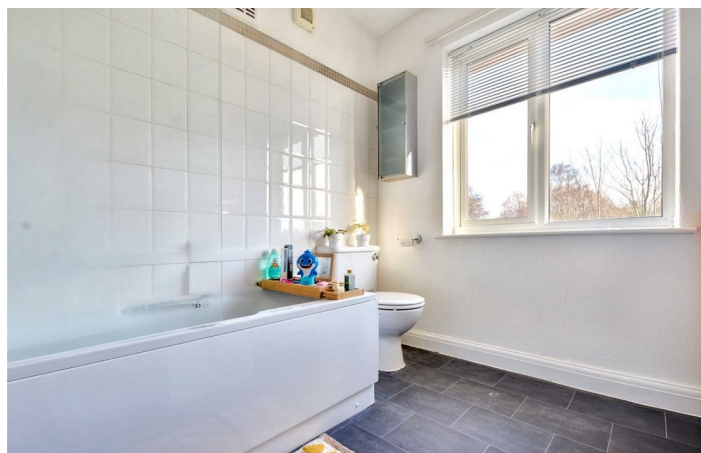
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



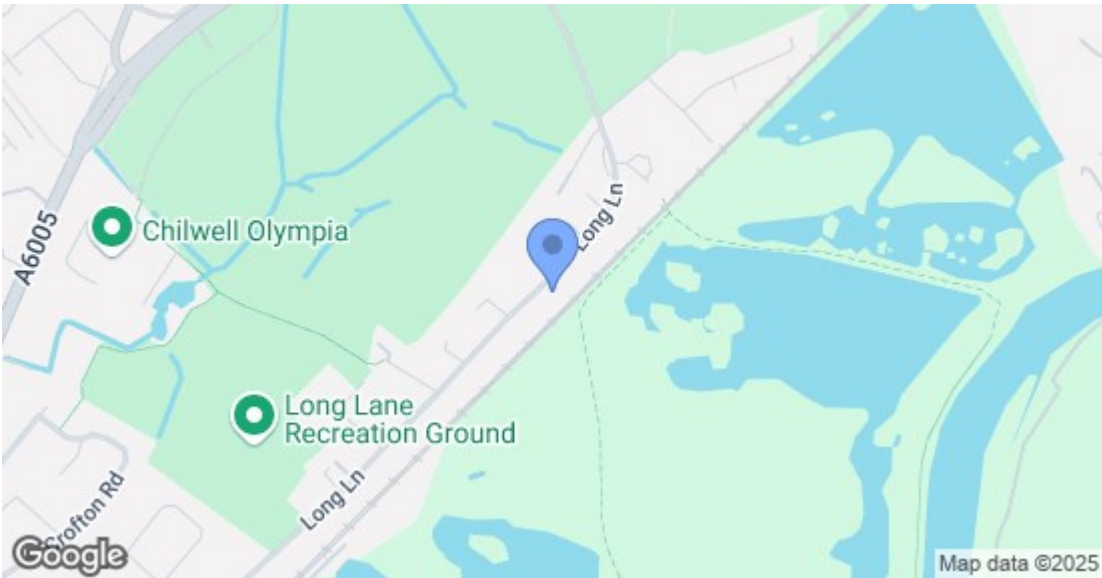
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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